DELEGATED REPORT

Recommendation Made: 11 June 2010

Reference:- 10/00292/FUL **Parish:- Markfield Parish Council**

Applicant:- Mr J Upton
Shaws Lane
Markfield
Leics
LE67 9PU

Location:- 21 Shaw Lane Markfield Leicestershire LE67 9PU

Proposal:- EXTENSIONS AND ALTERATIONS TO OFFICES

Introduction:-

This is a full application for the erection of an extension to the front of a large commercial building.

The existing building has an area of 3660 square meters and occupies a substantial, well screened site. The building is situated towards the rear of the site and has a large parking area to the front providing 60 parking spaces. The sites principal access is off Shaw Lane, from which limited views of the building are afforded. There is also a heavy goods access leading from Stanton Lane. The site is classified as open countryside, but is situated on a main route into Leicester and is surrounding by both commercial and residential development to the north and east.

The application is for a brick mono pitched extension to the front of the building; an area which accommodates offices. This will provide an extension to the offices and will have an area of 145 square meters. 7 parking spaces will be lost through the siting of the offices; however these are to be replenished elsewhere on site, with 8 new parking spaces. Accordingly there will be a total of 68 spaces on site.

History

There is an extensive application history for the site, the two most recent applications are:-

04/00908/FUL	Factory Extension	Approved	6.12.04
00/01141/FUL	Erection of Replacement Canteen	Approved	11.01.01

Consultations:-

No objections have been received from:-
Leicestershire County Highways
Head of Community Services (Drainage)
Head of Community Services (Pollution)

No comments have been received from:-
Parish Council
Neighbours

Development Plan Policies:-

BE1 - Siting and Design
NE5 - Development in the Countryside

Appraisal:-

As the proposal is a substantial distance from the surrounding residential properties, and is to be used for offices, there will be no adverse impacts on their amenity resultant of increased disturbance, and as the site is well screened and the proposal is set well back from the highway, there will be no further impacts on the character of the surrounding countryside.

Although parking spaces will be lost through the development, these are to be replenished and thus there will be adequate off road parking provision.

In terms of design, the proposal will be in keeping with the industrial appearance of the main building and will be finished in materials to match.

Although the development is situated within the countryside, as it constitutes a relatively small extension to an existing building it is considered acceptable.

Accordingly, based on the above there will be no material impacts on either visual or residential amenity, highway safety or on the character of the countryside. Therefore the proposal is considered acceptable.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of the design, scale and location of the proposal there are considered no material impacts on either visual or residential amenity or on the character of the countryside. Therefore the proposal is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5, T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing building unless previously agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Refs: 1609 A; OS Sitemap scale 1:2500 received by the local planning authority on the 5/5/2010

4 Prior to first use of the extension hereby permitted the parking provision as illustrated on plan No. 1609 A received by the Local Planning Authority on the 5/5/10 shall be implemented and brought into use and maintained thereafter.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt

4 To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Eleanor Shaw Ext 5691 Date Printed: 15 June 2010